

#78  
12-15-05



## MEMORANDUM

**To:** Will Wynn, Mayor  
and Members of the City Council

**From:** Adam Smith, Principal Planner  
Neighborhood Planning and Zoning Department

**Date:** December 12, 2005

**Subject:** Item #78 - Change of land use designation for Tract 35 (proposed Reagan Sign office site)

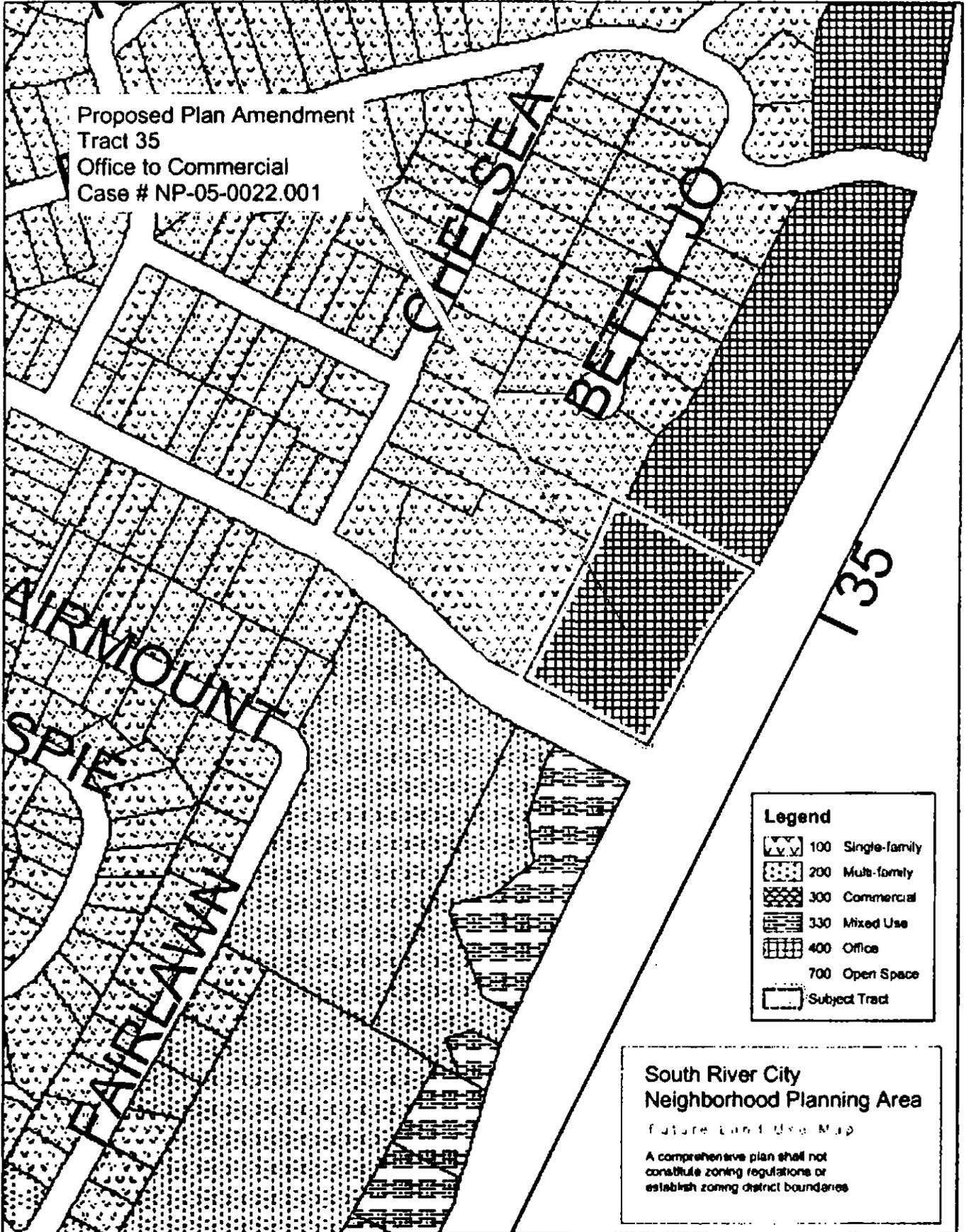
On September 29, 2005, City Council adopted the Greater South River City Combined Neighborhood Plan, including the future land use map for the entire neighborhood, and the associated rezoning of the uncontested zoning cases. Consideration of the six contested zoning cases, including Tract 35 (the proposed location of Reagan Sign's corporate office) was postponed to December 1, 2005.

City Council adopted an Office land use designation for Tract 35 on September 29<sup>th</sup>. However, on December 1<sup>st</sup>, City Council adopted on 1<sup>st</sup> reading GR-CO-NP, Community Commercial-Conditional Overlay-Neighborhood Plan Combining District, zoning for Tract 35. Council's action on 1<sup>st</sup> reading necessitates an amendment to the adopted future land use map from an Office to a Commercial land use designation. A map showing the location of Tract 35 and the adopted land uses for the surrounding area is attached.

Adam Smith, Principal Planner  
Neighborhood Planning and Zoning Department

Attachment: Map showing location of Tract 35

Proposed Plan Amendment  
Tract 35  
Office to Commercial  
Case # NP-05-0022.001



**Legend**

-  100 Single-family
-  200 Multi-family
-  300 Commercial
-  330 Mixed Use
-  400 Office
-  700 Open Space
-  Subject Tract

**South River City  
Neighborhood Planning Area**  
Future Land Use Map

A comprehensive plan shall not  
constitute zoning regulations or  
establish zoning district boundaries